

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				801 FY2024 BARNSTABLE, MA VISION	
LAMB, JOSEPH T III & ELIN M 46 YARMOUTH ROAD WELLESLEY MA 02481		3 Below Street	6 Septic	1 Paved		Description	Code	Assessed	Assessed		
			4 Gas			RESIDENTL	1090	1,399,100	1,399,100		
			2 Public Water			RES LAND	1090	1,123,600	1,123,600		
SUPPLEMENTAL DATA						Total				2,522,700	2,522,700
Alt Prcl ID Split Zonin BID Parcel ResExpt Q #DL 1 PARCELA #DL 2 GIS ID F_982200_2694543				Plan Ref. 85/35 Land Ct# #SR Life Estate PP STATU Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRIC	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LAMB, JOSEPH T III & ELIN M BASTA, PAUL M & STEPHANIE GARRAHAN, JOHN P & ANN M		30747 0341	09-06-2017	Q	I	1,500,000	00	Year	Code	Assessed	Year	Code	Assessed			
		14467 0145	11-20-2001	Q	I	765,000	00	2023	1090	1,182,200	2022	1010	643,300			
		1188 0354	01-07-1963	U		0			1090	1,006,300	2021	1090	531,300			
Total								2,188,500		Total		1,174,600		Total		1,255,000

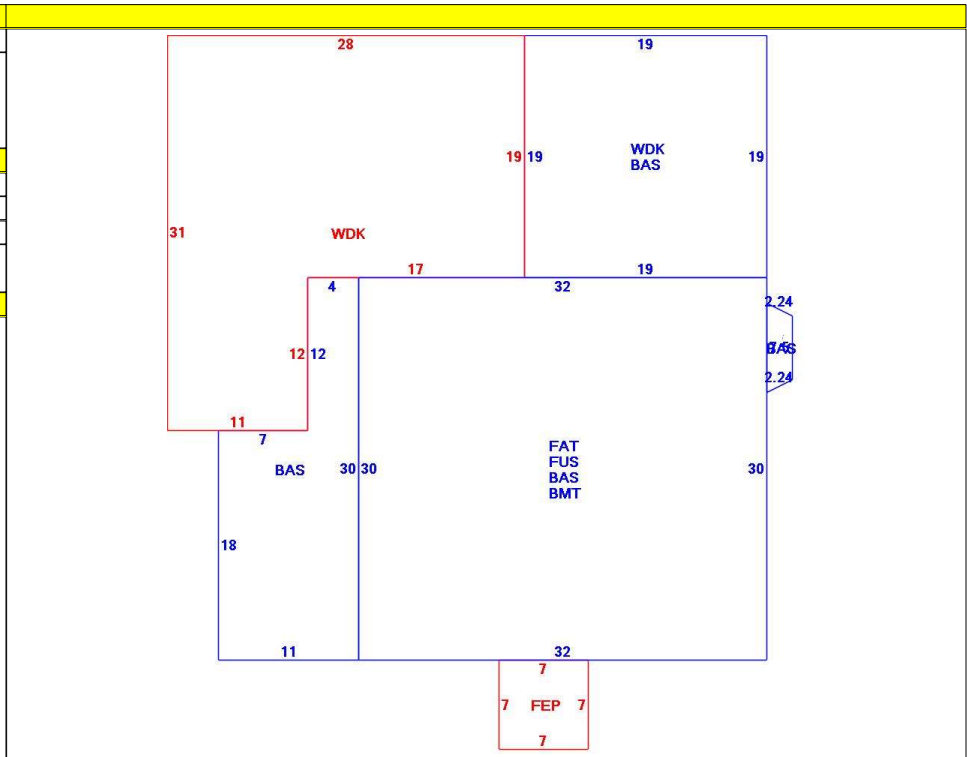
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total		0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch					
0114				HYAN	Appraised Bldg. Value (Card)				1,220,100
					Appraised Xf (B) Value (Bldg)				54,100
					Appraised Ob (B) Value (Bldg)				124,900
					Appraised Land Value (Bldg)				1,123,600
					Special Land Value				0
					Total Appraised Parcel Value				2,522,700
					Valuation Method				C
					Total Appraised Parcel Value				2,522,700

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
BLDR-21-86	05-06-2021	882	Detached Acce	350,000	04-11-2022	100	06-30-2022	Construct new two bedroom g		04-11-2022	CK	02		02	Bldg Permit Completed
BLDR-21-85	04-27-2021	810	Demolition	10,000	06-04-2021	100	06-30-2021	Demolish existing two bedroo		06-04-2021	SR	02		13	CALL BACK
201006664	12-07-2010	SP	Swimming Pool	58,000	07-20-2011	100	06-30-2011	20X40 POOL-7' DIA SPA		05-22-2020	WD			FR	Field Review
201006288	11-23-2010	WD	Wood Deck	25,000	07-20-2011	100	06-30-2011	NW,NR,NS,EXT TRIM,REBUIL		02-14-2018	SR	02		03	Cycl Insp Comp
201005961	11-02-2010	NR	New Roof	50,000		100	06-30-2011	NW ROOF STRIP OLD-RESID		12-14-2017	MS	03		16	In Office Review
72718	11-03-2003	RE	Remodel	15,000	06-17-2004	100	01-01-2004			06-09-2016	JR	03		17	ATB Review
B30803	06-01-1987	WD	Wood Deck	1,500	01-15-1988	100		HP DECK		07-26-2011	RB	03		02	Bldg Permit Completed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	LA	Land Units	Unit Price	Size Adj	AC Disc	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value
1	1090	Multi Hses M-01	RF-1	4	1.000	AC 176,344.00	1.00000	1.0000	5	1.00	0113	6.300		1.0000	1,110,967	1,111,000
1	1090	Multi Hses M-01	RF-1	4	0.140	AC 14,250.00	1.00000		0	1.00	0113	6.300		1.0000	89,775	12,600
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			1,123,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	63	Gambrel			
Model	01	Residential			
Grade:	B+	Custom Plus			
Stories	2.15	2 Stories w/FA			
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
RooF Structure	07	Gambrel			
RooF Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	22	Wide Pine			
Heat Fuel	03	Gas			
Heat Type	04	Hot Air			
AC Type	03	Central			
Bedrooms	04	4 Bedrooms			
Full Baths	1				
Half Baths	1				
Extra Fixtures					
Total Rooms	7	7 Rooms			
Bath Style					
Kitchen Style					
Occupancy					
Usrflid 105	2				
Accessory Apt					
Foundation Alt	01	Poured Conc.			
Rms Prts					
Bath Split	11	1 Full-1 Half			
			CONDO DATA		
			Parcel Id	C	Ownr 0.0
			Adjust Type	Code	Description Factor%
			Condo Flr		
			Condo Unit		
			COST / MARKET VALUATION		
			Building Value New		880,992
			Year Built		1912
			Effective Year Built		1999
			Depreciation Code		E
			Remodel Rating		
			Year Remodeled		
			Depreciation %		16
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		84
			RCNLD		740,000
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	Fireplace 2 sto	B	1	7000.00	1999		84		0.00	5,900
SPL3	Pool Gunite	L	800	75.00	2010		82	00	1.00	49,200
SPH3	Pool Heater 80	L	1	4116.00	2010		82		0.00	3,400
FNP1	FENCE CHAI	L	80	15.90	2010		82	C	1.00	1,000
FNP4	FENCE META	L	520	16.76	2010		82	C	1.00	7,100
FNG1	Gate 4'x3'w	L	5	301.53	2010		82	C	1.00	1,200
JCZI	Jacuzzi Outsid	L	1	9822.00	2010		82		0.00	8,100
WDC	Wood Decking	L	1,025	20.00	2001		64		0.00	11,700
FEP	Enclosed porc	B	49	70.00	1999		84		0.00	4,300
BMT	Basement-Unfi	B	960	26.01	1999		84		0.00	21,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,579	1,579	1,579	328.36	518,482
BMT	Basement Area	0	960	0	0.00	0
FAT	Attic, Finished	144	960	144	49.25	47,284
FEP	Enclosed Porch	0	49	0	0.00	0
FUS	Upper Story	960	960	960	328.36	315,226
WDK	Wood Deck	0	1,025	0	0.00	0
Ttl Gross Liv / Lease Area		2,683	5,533	2,683		880,992



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WELLESLEY MA 02481		BID Parcel		Land Ct#							
#DL 1 PARCELA		ResExpt Q		#SR							
#DL 2		Life Estate		PP STATU							
GIS ID F_982200_2694543		Assoc Pid#									

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							1090	104,100			
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BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY				
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